

00559197/ME



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

U.S. BANK TRUST, N.A., AS TRUSTEE FOR
LSF8 MASTER PARTICIPATION TRUST

vs.

JULIET C. MARTIN; BANK OF AMERICA,
N.A.; CITY OF SEATTLE DEPARTMENT OF
PLANNING AND DEVELOPMENT CODE
COMPLIANCE DIVISION; STATE OF
WASHINGTON EMPLOYMENT SECURITY
DEPARTMENT; 909 BUSINESS CENTER,
LLC; COLUMBIA RECOVERY GROUP, LLC
AND ALL OTHER PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT, TITLE,
LIEN, OR INTEREST IN THE REAL
PROPERTY COMMONLY KNOWN AS 5718
8TH AVE NE, SEATTLE, WA 98105

**AMENDED SHERIFF'S NOTICE TO JUDGMENT
DEBTOR OF SALE OF REAL PROPERTY**

CAUSE # 16-2-05634-2 SEA

JUDGMENT RENDERED ON: 3/30/2017
ORDER OF SALE ISSUED: 6/20/2017
DATE OF LEVY: 7/26/2017

TO: JULIET C. MARTIN; BANK OF AMERICA, N.A.; CITY OF SEATTLE DEPARTMENT OF
PLANNING AND DEVELOPMENT CODE COMPLIANCE DIVISION; STATE OF WASHINGTON
EMPLOYMENT SECURITY DEPARTMENT; 909 BUSINESS CENTER, LLC; COLUMBIA
RECOVERY GROUP, LLC AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING
ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS
5718 8TH AVE NE, SEATTLE, WA 98105, JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

5718 8TH AVENUE NE SEATTLE, WA 98105

THAT PORTION OF TRACT 26, DAY'S ACRE GARDENS, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 3 OF PLATS, PAGE 66, IN KING COUNTY, WASHINGTON,
DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE
OF TRACT 26 WITH THE EASTERLY LINE OF 8TH AVENUE NORTHEAST AS CONDEMNED IN
KING COUNTY SUPERIOR COURT CAUSE NO. 72923 UNDER ORDINANCE NO. 22149 OF THE
CITY OF SEATTLE; THENCE NORTH 0°10'30" WEST, ALONG THE EASTERLY LINE OF SAID
8TH AVENUE NORTHEAST, 70 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL
HEREIN DESCRIBED; THENCE SOUTH 89°41'30" EAST 95 FEET; THENCE NORTH 0°10'30"
WEST 32.49 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF EAST 58TH STREET AS NOW
ESTABLISHED; THENCE NORTH 89°41'30" WEST, ALONG SAID WESTERLY LINE 95 FEET TO
THE EASTERLY LINE OF SAID 8TH AVENUE NORTHEAST; THENCE SOUTH 0°10'30" EAST,
ALONG SAID EASTERLY LINE, 32.49 FEET TO THE TRUE POINT OF BEGINNING,
(BEING KNOWN AS LOT 11, IVY PARK'S SUBDIVISION OF SAID TRACT 26, ACCORDING TO
THE UNRECORDED PLAT THEREOF). SITUATE IN THE STATE OF WASHINGTON, COUNTY OF
KING, CITY OF SEATTLE. TAX PARCEL ID#192830-0760-01

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: September 8, 2017
**PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$332,876.88** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☒ 1. No redemption rights after sale.
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on .
- ☐ 3. A redemption period of one year which will expire at 4:30 p.m. on .

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON , THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
206-263-2600

ATTORNEY:
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